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TO ALL WHOM THESE PRESENTS MAY CONCERN

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WHEREAS. we, Joseph H. Sherman, Jry and Marian L. Sherman

thereinafter referred to as Mortgagor) is well and truly indebted unto Perry S. Luthi Trust

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand and No/00----- Dollars (\$ 2,000.00) due and payable

as provided in a promissory note executed simultaneously herewith.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the southeastern side of Holland Court near the City of Simpsonville, in the County of Greenville, and known and designated as Lot No. 11 of a subdivision known as Meadow Acres, plat of which is recorded in the RMC Office for Giveenville County in Plat Book 4X at Page 72 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southeastern side of Holland Court at the joint front corner of Lots 11 and 12 and running thence S. 44-45 E., 240.0 feet to an iron pin; thence S. 45-15 W., 108.0 feet to an iron pin at the joint rear corner of Lots 10 and 11; running thence along the joint line of said lots N. 44-45 W. 240.0 feet to an iron pin on the southeastern side of Holland Court; running thence along the southeastern side of said street N. 45-15 E., 108.0 feet to an iron pin, point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Pentecostal Temple Church dated February 13, 1981, and recorded on February 17, 1981, in the RMC Office for Greenville County in Deed Book 1142, Page 855.

STATE OF SOUTH CAROLINA

SOUTH CAROLINA IAX COMMISSION

DOCUMENTARY

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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